

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, January 26, 2005
State Archives Building
346 South Rio Grande (450 West), SLC
Courtyard Meeting Room
10:00am

(Action)	1.	Approval of Minutes of January 5, 2005	Tab 1
(Information)	2.	Review of Five-Year Building Program	Tab 2
(Information)	3.	Legislative Update	Tab 3
(Action)	4.	Master Plan Update for the Utah State Hospital.....	Tab 4
(Action)	5.	Snow College Football Stadium Improvements.....	Tab 5
(Information)	6.	Facilities Management Overview.....	Tab 6
(Information)	7.	Administrative Reports - University of Utah - Utah State University	Tab 7
(Information)	8.	Administrative Reports for DFCM	Tab 8
(Information)	9.	Other	Tab 9

Note:

The Board will be meeting with the Capital Facilities and Administrative Services Appropriations Subcommittee at 2:00pm in Room W025 of the House of Representatives Building. The Board will tour the new Archives Building between lunch and the legislative meeting.

Notice of Special Accommodation During Public Meetings - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Shannon Lofgreen 538-3261 (TDD 538-3260) at least three days prior to the meeting.

*This information and all other Utah State Building Board information
is available on DFCM web site at <http://buildingboard.utah.gov>*



Jon. M. Huntsman, Jr.
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 26, 2005
Subject: **Approval of Minutes of January 5, 2005**

Attached for your review and approval are the meeting minutes of the Utah State Building Board meeting held on January 5, 2005.

FKS:sll

Attachment

Utah State Building Board



MEETING

January 5, 2005

MINUTES

Utah State Building Board Members in attendance:

Larry Jardine, Chair
Kerry Casaday, Vice-Chair
Steven Bankhead
Cyndi Gilbert
Katherina Holzhauser
Manuel Torres
Richard Ellis, Ex-Officio

DFCM and Guests in attendance:

F. Keith Stepan	Division of Facilities Construction & Management
Kenneth Nye	Division of Facilities Construction & Management
Shannon Lofgreen	Division of Facilities Construction & Management
Steve Allred	Legislative Fiscal Analyst's Office
Randa Bezzant	Governor's Office of Planning and Budget
Kevin Hansen	Weber State University
Darrell Hart	Utah State University
Brent Windley	Utah State University
John Misel	Department of Workforce Services
Kevin Walthers	State Board of Regents
Jackie McGill	Spectrum Engineers
RoLynne Christensen	VCBO Architecture
Mike Perez	University of Utah
Stan Plewe	Dixie State College
Randall Funk	University of Utah
Bob Askerlund	Salt Lake Community College
Michael Wollenzien	USOR
Stacy Meyer	HFS Architects
Wendy Mabey	Owen and Associates
Paul Hicken	Office of the Legislative Auditor General
James Behunin	Office of the Legislative Auditor General
Derek Byrne	Office of the Legislative Auditor General

On Wednesday, January 5, 2005, the Utah State Building Board held a regularly scheduled meeting in the House of Representatives Building, Room W125. Chair Larry Jardine called the meeting to order at 9:06am.

Chair Jardine stated Camille Anthony resigned as the Executive Director of the Department of Administrative Services. Kim Oliver, Director of Finance, was named as interim director until a new executive director is named.

☐ **APPROVAL OF MINUTES OF NOVEMBER 17, 2004**

Chair Jardine sought a motion on the Utah State Building Board meeting minutes of November 17, 2004.

MOTION: Steve Bankhead moved to accept the meeting minutes of November 17, 2004. The motion was seconded by Manuel Torres and passed unanimously.

☐ **ARCHITECT/ENGINEER FEES**

Keith Stepan stated that over the last four months, DFCM has been working with the AIA in an effort to update the architect/engineer fees. DFCM has been slightly concerned about the amount of fees being paid while maintaining the best consulting firms through the VBS process.

The updated guidelines include the national guidelines of the A/E community and outlines the basic services encompassed in the fees including fees for the architects, structural engineer, mechanical engineer, electrical engineer, and civil/landscape. The element of complexity is also taken into consideration, as is a standard for direct and reimbursable costs.

Over the last five years, the average for A/E fees for DFCM was approximately 7.25%. Traditionally architects run 6%. Based on national precedence and local approval, DFCM hoped to lower the fees with the new guidelines.

Once the firms are identified through VBS, the project managers negotiate fees based on the size and type of project. Mr. Stepan noted that if an agreement cannot be reached concerning the compensation, discussions with the highest ranked firm shall be terminated and DFCM's project manager will initiate talks with the second ranked design professional.

MOTION: Steve Bankhead moved to approve the architect/engineer fee proposal. The motion was seconded by Cyndi Gilbert and passed unanimously.

☐ **LEGISLATIVE PREVIEW**

Kenneth Nye stated the Building Board prepared its capital budget recommendations for the Governor and the legislature. Governor Walker then released her recommendations last month. Included in the packet was a comparison of Governor Walker's capital budget recommendations to those of the Building Board.

Governor Walker recommended the capital improvements be funded at the 1.1% level, although at a lower level than the Building Board based on revised replacement value calculations. DFCM revised the number of the Board's formal recommendations in the five year book to reflect a lower number of \$53.6 million as opposed to the \$59.9 million. The statute still provided for 1.1% funding level as a minimum, but allows for an exception at a .9% level in times of budget shortfalls.

Governor Walker recommended a more substantial capital development budget than anticipated at \$119 million, including \$100 million in surplus for the current fiscal year and \$19 million as general obligation bond. The \$119 million did not include the Capitol renovation which Governor Walker recommended to be fully authorized for GO bonds at \$135 million. However, this was based on intent language restricting the issuance of bonds to be \$50 million a year for this year and next year and \$35 million for the last year.

The specific capital development projects recommended by Governor Walker were similar to the Building Board's recommendations. The biggest departure was not recommending the Board's number one priority of the Dixie Health Sciences Building and the number six priority of the Southern Utah University Teacher Education Center. Governor Walker's recommendation of \$7.5 million for the Richfield Regional Center included the state funds and the Workforce Services funding. The UCAT UBATC/USU Vernal Campus was also recommended, which was a lower priority of the Board.

A few years ago there was an authorization to do a lease purchase through the County for the DNR Price Regional Office which did not prove to be successful. DNR has forwarded a proposal to find \$1.5 million in internal trust funds to reduce the amount the County would have to finance under a lease purchase.

Governor Walker recommended all the other funds projects the Building Board recommended including the West Valley Court purchase, although it was not addressed directly.

Governor Huntsman's team is reviewing Governor Walker's budget recommendations and is expected to distribute his recommendations shortly.

Kenneth Nye stated the Building Board and Capital Facilities Committee will meet January 26 to discuss the Building Board's recommendations. This provides an opportunity for dialogue between the Board and the Committee.

Mr. Nye also noted DFCM requested the general funds for its administrative operating budget be restored. The request assumed the capital improvement staff could be funded out of capital improvement funding with the balance of the budget coming from a request for general fund money. Governor Walker recommended restoring approximately half of the general fund money at \$1.1 million, and it was unknown if Governor Huntsman would maintain the recommendation.

Currently very little legislation was publicly available. One piece of legislation pertaining to the Board was being sponsored by Senator Knudsen which reallocates the \$4.8 million previously authorized to purchase Oxbow Jail and fund the Bridgerland ATC Bourns Building. Senator Mayne was looking at pursuing a preference for Utah Construction Workers. Other bills that may interest the Board pertained to lease purchase agreements for UCAT, procurement, contractor bonds, lien notices, and design/build procurement.

Current procurement code prohibits any gift or benefit to anyone involved in procurement and provides for that to be a felony for both the recipient and the company. Senator Patrice Arent is working on a bill to provide clarification and set a de minimus amount.

These bills and other legislative information can be accessed through the internet at <http://utah.gov> and connecting to the legislative session page. The legislative tracking page prepared by DFCM could be distributed to the Board members if they desire.

John Misel, facility coordinator for Workforce Services, stated at the last Board meeting, a decision was made that if the Richfield Regional Center did not get funded, that Workforce Services could go out on their own. He questioned if the recommendation was still valid. Kenneth Nye stated the Building Board's recommendation was still in place, but they would need the final decision from the Legislature.

❑ LEGISLATIVE AUDIT OF DFCM

Keith Stepan introduced Jim Behunin, Derek Byrne, and Paul Hicken of the Office of the Legislative Auditor General, who had performed the legislative audit of DFCM. The report was presented to the Legislative Committee in December and will need to be presented to the Appropriations Sub-committee and Government Operations Committee.

Kenneth Nye stated the audit focused on the construction management efforts, but not the facilities management or real estate areas. A copy of the digest was provided in the packet, as well as DFCM's response. The digest stated that "although the agency has serious problems with one past project, DFCM has learned from its mistakes. Today the division is a well-managed organization that provides quality construction management services for the state."

A large portion of the audit report focused on the U of U housing project, which continues with ongoing litigation and is not reflective of DFCM's current processes. The audit was

complimentary of the changes made regarding construction delivery methods. Previously DFCM used a traditional process with design/bid/build. Over the past number of years, DFCM has converted to a construction management/general contractor approach or design/build. The recommendations of the audit indicated DFCM should require contractors to submit a payment waiver with each one of their monthly pay requests. DFCM is working on implementing this process. Another recommendation was for an analysis of cash flow be periodically done on each project. This will be done consistently through standard reports to aid in the analysis.

The third chapter of the audit focused on U of U housing issues and found the dispute resolution process and construction process were lacking. It was recommended that bidding documents be completed before bids are requested which is normally protocol, but was a very glaring problem on the University housing project due to time constraints. DFCM will continue to reinforce this with staff to ensure documents are complete. The second recommendation dealt with resolving a formal change order or a construction change directive prior to the work being performed. DFCM will be placing a greater emphasis on paperwork completion. The construction change directive is a very useful tool for getting work started while resolving the actual cost. DFCM is addressing this within their general condition update to provide mechanisms for resolution. It was also recommended for DFCM to put contractors and subcontractors on notice that they will not be compensated for additional work unless they provide a separate accounting and demonstrate the cost associated.

The audit also discussed dispute resolution and the length of time it has taken to resolve the disputes on the housing project. It was supportive of the new dispute resolution process that the Board approved a few months ago which is currently in the formal rule making process. Dispute resolution was strongly emphasized in the revision of the general conditions which will be presented to the Board this spring.

The audit also addressed the procurement process and identified significant improvements were made, but additional improvements were required. The auditors concerns primarily dealt with the same issues raised in the procurement practice review. DFCM has not fully implemented all of those recommendations and current practices were not reflected in the audit. DFCM will continue to fully implement concerns for better definition of submittals and provide this as a standard. There is also desire to be more explicit regarding the selection criteria and ensuring selection committees base their decisions on the criteria included in the RFP. DFCM is working with their staff to fully develop their criteria and ensure the weight provided for each criteria reflects the importance of the criteria. DFCM must also finalize their revision of the performance evaluation process and the information provided to the selection committee regarding past performance. The recommendations involved ensuring the criteria are currently identified with a weight provided and are followed in the selection process. DFCM is updating their standard RFP documents, and developing an instruction guide for staff to manage the procurement process and an instruction guide for selection committee members. DFCM will also provide some training

for staff and conduct training/orientation with each selection committee to discuss the balancing of scoring. Kenneth Nye emphasized the importance of Board members and user representatives closely following the stated selection criteria when they participate in selection committees.

Other issues addressed in the audit included wise use of construction and delivery methods, prompt payment of contractors, use of a wide variety of subcontractors, general contractor conflicts of interest being managed properly, and eliminating the Owner Controlled Insurance Program.

Kenneth Nye distributed a document from Governor Walker's budget recommendations for Administrative Services. One of DFCM's performance measures pertained to the improvement in controlling the use of contingency on projects. In FY1997, DFCM was spending approximately 75% more out of contingency than budgeted. Improvement began in FY98, but a dramatic improvement took place in FY2000 and has continued over the last four years. DFCM currently averages approximately 35% less than the amount budgeted for contingency. This is a reflection of both delivery method and procurement process that have brought DFCM better contractors, as well as the efforts to improve the management of projects.

The supplemental document from the detailed audit report identified the timeliness of completion of projects with substantial improvement starting in FY2001. Ongoing performance measures are continuing to be developed in this area.

The audit also looked at the level of change orders prior to the implementation of VBS. DFCM previously averaged \$11 million on an annual basis, and is currently averaging \$2.2 million.

❑ APPROVAL OF U OF U LONG RANGE DEVELOPMENT PLAN UPDATE.....

Mike Perez, University of Utah, stated in 2003 the University realized they were challenging the 1997 LDRP with upcoming anticipated projects. Since then the University engaged Hanbury Evans Wright Vlattas and Co. to develop the 2003 supplement which has been reviewed and endorsed by President Young, the Board of Trustees and the Board of Regents. The new plan was driven by strategic academic planning and current mission of the organization to coincide with the 1997 LDRP. The academic strategic planning will be completed in 2005 and the University will then segway into a comprehensive LDRP. The comprehensive LDRP will address the future of the golf course, Research Park and the long term plans of the University. The next wave of projects is starting to test the timing of the master plan and needs to be updated.

With the 2003 supplemental, the University hoped to create a sense of place while preserving large areas of open space. It dealt with the addition of Trax, the possibility of

creating a mall area for an academic core, and creating a more pedestrian friendly environment and being environmental stewards.

Keith Stepan questioned the timing on eliminating the golf course. Mr. Perez responded there was no timetable, but wanted to ensure it would be available as it became needed.

Several challenges were noted surrounding Research Park and the University hoped to provide a solution to balance the interests. The current master plan at Research Park has been structured with neighborhood involvement, but was not conducive to the University's desires.

Keith Stepan noted the significance of the orthopedic facility opening this year in Research Park. Mr. Perez stated the orthopedic facility is a developer constructed and financed project. The University is leasing the project and will then receive the building in forty years. Lease payments are being made by the orthopedic doctors.

Mr. Perez requested conceptual approval of the 2003 supplement.

MOTION: Cyndi Gilbert moved for conceptual approval of the 2003 supplement of the LDRP. The motion was seconded by Kerry Casaday and passed unanimously.

❑ ADMINISTRATIVE REPORTS FOR THE UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY.....

Mike Perez introduced Randall Funk as the interim director for Campus Design and Construction for the University of Utah in John Huish's absence.

Mr. Perez provided the administrative report for the period of October 29 to December 17, 2004. There were three A/E agreements and two construction contracts awarded. It was noted the construction budget for the Red Butte Gardens Head House Addition was \$187,000 and was less than the contract amount of \$226,968. Donor funds will cover the variance.

Mr. Perez noted inaccuracies on the improvements account report with the project status and the percentage completed columns being miscalculated. Most projects were well beyond the completion date noted.

Two reallocations occurred in the contingency reserve fund for the 12470 Volt System Conversion, Phase III, and the Business Loop Road Paving due to unforeseen conditions.

MOTION: Steve Bankhead moved to approve the administrative report of the University of Utah. The motion was seconded by Katherina Holzhauser and passed unanimously.

Brent Windley presented the administrative report for Utah State University for the period of October 27 to December 15, 2004. There was one professional contract and three construction contracts awarded. The contingency reserve fund had decreases for the Science Engineering Research Utility Corridor, the Buried Natural Gas Pipe Replacement and Guard Rails/Hand Rails. The current delegated projects had 49 total projects with 15 in completion or substantial completion, seven in design, and the remaining in various stages of design or construction.

MOTION: Cyndi Gilbert moved to approve the administrative report for Utah State University. The motion was seconded by Steve Bankhead and passed unanimously.

☐ 2005 BUILDING BOARD MEETING SCHEDULE.....

A revised schedule for the 2005 Building Board meetings was reviewed.

The February 2 meeting was rescheduled for January 26, with an afternoon meeting being held with the Capital Facilities Committee.

The May meeting was moved to April to facilitate the capital improvement allocation and the construction period.

The date for the July meeting will be reviewed in the future.

Tour dates will be determined in the future.

MOTION: Kerry Casaday moved to approve the 2005 Building Board meeting schedule. The motion was seconded by Cyndi Gilbert and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR DFCM

Keith Stepan reviewed the report for October 23 to December 14, 2004. There were 22 new A/E agreements awarded and 28 construction contracts awarded for the period.

☐ ADJOURNMENT

MOTION: Cyndi Gilbert moved to adjourn at 10:56am. The motion was seconded by Katherina Holzhauser and passed unanimously.



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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 26, 2005
Subject: **Review of Five-Year Building Program**

Each year the Building Board publishes an update to its Five-Year Building Program to provide capital budget recommendations and other information to the Governor and the Legislature. The required contents of the book are set forth in statute. DFCM will briefly review the final publication with the Board.

This publication includes the Board's Five Year Building Plan and details about each capital development project that is recommended for the next two years. It also includes a list of requested capital improvement projects, reports on real property leased by the State, and reports on contingency and project reserve funds.

A copy of the book was distributed to Board members with this packet. Others may view and print all or part of the book by visiting the Board's web site at <http://buildingboard.utah.gov> and then following the links for the Five-Year Building Program and then 2005 Five-Year Program.

FKS:KEN:sl



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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 26, 2005
Subject: **Legislative Update**

DFCM will discuss the status of budget actions and legislation that have occurred or are anticipated. As this memo was prepared just one week after the last board meeting, no additional information was yet available regarding budget and legislative proposals. DFCM will provide a report at the meeting regarding any new information that becomes available. DFCM will also assist the Board in preparing for its discussion with the Capital Facilities and Administrative Services Appropriations Subcommittee meeting at 2:00 on January 26.

FKS:KEN:sl



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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 26, 2005
Subject: **Master Plan Update for the Utah State Hospital**

Recommendation:

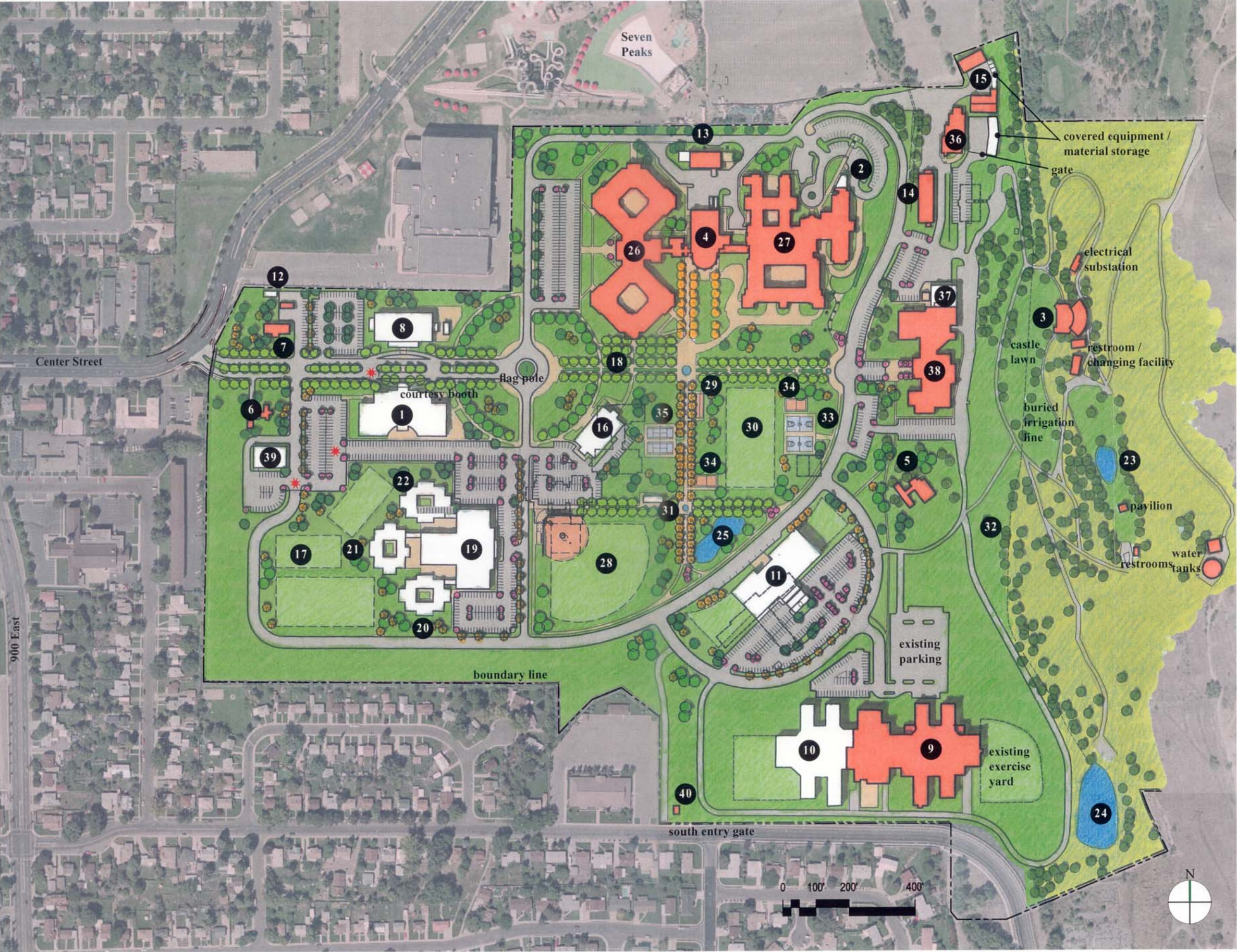
DFCM recommends that the Board consider the updated master plan as presented at the meeting and, if satisfied with the results, approve the master plan.

Background:

A significant update of the master plan for the Utah State Hospital was recently completed. The master plan is summarized in the attached site plan. Mark Payne, superintendent of the State Hospital, will present the updated master plan to the Board.

FKS:KEN:sll

Attachment



1. Administration Building, New
2. Admissions/Discharge/Transfer Offices (ADT), Addition
3. Amphitheater / Castle, Existing
4. Cafeteria / Kitchen, Existing
5. Chapel, Existing
6. Cottage, Existing
7. Excel House, Remodel
8. Education Building, New
9. Forensic, Adult, Existing
10. Forensic, Adult, Addition
11. Forensic, Youth, New
12. Greenhouse, New
13. Heating Plant, Addition
14. Laundry & Recreational Therapy Storage, Existing
15. Maintenance Building & Storage #4, Existing
16. Medical Services Building, New
17. Multi-Purpose Fields, New
18. Pedestrian Plaza, New
- Pediatric Treatment Center (PTC)**
19. PTC, Pediatric School / Cafeteria / Offices / Acute Treatment, New
20. PTC, Children's Housing Unit, New
21. PTC, Adolescent Girls Housing, New
22. PTC, Adolescent Boys Housing, New
23. Pond, Existing
24. Pond, Irrigation, Existing
25. Pond, Irrigation, New
26. Rampton I, Existing
27. Rampton II, Existing
28. Recreation, Softball Field, New
29. Recreation, Horseshoe Pits (2), New
30. Recreation, Soccer Field, New
31. Recreation, Restroom & Storage Pavilion, New
32. Recreation, Ropes Course, Existing
33. Recreation, Sport Courts (2), New
34. Recreation, Sand Volleyball Courts (2), New
35. Recreation, Tennis Courts (2), New
36. Support Services Building, Existing
37. Treatment Center, Addition
38. Treatment Center, Remodel
39. Warehouse Building, New
40. Well Pumphouse, Existing

* Control arm with card reader / call box



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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 26, 2005
Subject: **Snow College Football Stadium Improvements**

Snow College is pursuing a potential opportunity to make substantial improvements to its football stadium. As a number of details about this opportunity were still being discussed at the time this memo was prepared, the information will be provided at the board meeting. This item has been tentatively included in the Board of Regents agenda for its January 14 meeting. If approval is not obtained at that meeting, it is likely that this item will be withdrawn from the Building Board agenda.

FKS:KEN:sl



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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 26, 2005
Subject: **Facilities Management Overview**

DFCM will introduce the leadership of its Facilities Management section and provide an overview of their responsibilities and accomplishments. This will include a review of their annual report which will be provided at the meeting.

FKS:KEN:sll



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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 26, 2005
Subject: **Administrative Reports for University of Utah and Utah State University**

Attached for your review and approval are the administrative reports for the University of Utah and Utah State University.

FKS:sll

Attachment



January 10, 2005

Mr. Keith Stepan
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, UT 84114

Reference: Utah State Building Board Report - January 5, 2005

Dear Keith:

Please accept the accompanying "Summary of the Improvement Account" Page 5 as replacement for the existing Page 5 of the original package submitted for the January 5, 2005 Building Board meeting.

I apologize for submitting a report with errors under my signature, and for any inconvenience these actions have caused for you as a member of the Utah State Building Board.

Respectfully,

Randall Funk
Interim Director, Campus Design & Construction

Enclosure

c: Mike Perez

Campus Design & Construction
V. Randall Turpin University Services Building
1795 E. South Campus Drive, Rm 201
Salt Lake City, Utah 84112-9403
(801) 581-6883
FAX (801) 581-6081

SUMMARY OF THE IMPROVEMENTS ACCOUNT
UNIVERSITY OF UTAH
December 17, 2004 - (Revised 1/7/05)

Project Number	Project Manager	Project	State Funds	UofU Funds	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Variance	Project Status	% Comp.	Phase Date
Budget Balance at Start of Period			15,371,796	126,392	15,498,188							
8804-11672	SFJ	East Campus Electrical Upgrades	802,650		802,650	80,900	-54,550	26,350	776,300	Construction	3%	10/12/04
8804-11603	RWP	Electrical System Imp. Phill	1,317,823		1,317,823	1,341,319	23,972	1,365,291	9,402	Construction	99%	03/22/04
8804-11610	RWP	Fort Douglas - Infrastructure Imp. Ph V	1,174,030		1,174,030	1,080,903	953	1,061,856	112,174	Construction	90%	03/15/04
0025-11675	BMR	SW - ADA Elevator Upgrade Design	380,277		380,277	440,424	-373	440,051	9,748	Subst. Complete	98%	02/17/04
0839-11676	JRH	Beh'S - Concrete/Steel Repairs	430,415		430,415	108,424	328,316	438,740	- 6,325	Construction	101%	03/23/04
0001-11932	AEP	Park Building Structural Study & Corncie Repair	370,400		370,400	294,035	-308	293,727	76,673	Documents	79%	04/12/04
8900-11625	PV	Utilities Infrastructure Needs Assessment	323,230		323,230	309,068	0	309,068	14,162	Ongoing	95%	07/15/04
0051-11671	RWP	UMNH Fire System Upgrade	705,370		705,370	485,216	2,989	488,205	237,165	Construction	66%	04/12/04
0521-11673	LJH	SOM Fume Hood Upgrade Ph 1	1,629,882		1,629,882	1,598,409	1,732	1,600,141	29,741	Construction	98%	06/29/04
0091-11674	SFJ	HPER Complex Fire Detection & Supp	884,285		884,285	670,784	5,000	675,784	208,511	Complete	76%	04/09/04
8807-11716	SFJ	FIRE ALARM, TRANSMISSION CAMPUS WIDE	296,021		296,021	279,373	0	279,373	16,648	Construction	94%	08/01/03
0007-11933	RWP	Life Science Bldg. Fire Detection & Suppression Upgr	337,712		337,712	334,128	914	335,042	2,670	Subst. Complete	99%	02/05/04
0372-11934	SFJ	Kennecott Bldg. Fire Detection & Suppression Upgrad	349,510		349,510	290,672	3,143	293,815	55,695	Complete	84%	08/20/04
0568-11938	SFJ	Nursing Building Fire Suppression System	548,307		544,307	72,104	0	72,104	572,203	Documents	11%	03/31/04
2005FY Projects:												
0064-12234	MG	MEB, Chiller & Controls Replacement	217,610		217,610	-	203,746	203,746	13,864	Complete	94%	11/03/04
0530-12124	LJH	Winrobe Fume Hood Exhaust System Upgrade	493,743		493,743	60,171	2,163	62,334	431,409	Design	13%	01/26/05
0302-12251	KRC	East Campus Chiller Plant-Upgrade to 2000 Ton Chille	1,241,303		1,241,303	472,040	52	472,092	769,211	Construction	38%	03/14/05
0066-12126	RWP	PMT Fire Alarm and Sprinkler System	287,799		287,799	284,089	-29	284,060	3,739	Subst. Complete	99%	12/08/04
0040-12127	MG	SSB Chiller Replacement	211,300		211,300	76	210,632	210,708	592	Subst. Complete	100%	08/26/04
0054-12122	SFJ	OSH Fire Alarm and Sprinkler System	528,931		528,931	142,356	385,353	527,709	1,222	Construction	100%	06/09/05
0085-12128	MG	HEB Chemistry Bldg Cooling Tower Replacement	400,000	38,050	438,050	438,050	0	438,050	-	Construction	100%	11/03/04
0084-12129	RWP	Biology Fire Alarm and Sprinkler System	588,936		588,936	65,193	404,220	469,413	119,523	Construction	80%	03/28/05
8800-12284	TEC	Campus Security System Replacement Phase I	254,650		254,650	500	123,839	124,339	130,311	Subst. Complete	49%	12/24/04
8844-12130	MG	Drought Tolerant Landscaping at Heritage Commons	194,480		194,480	602,826	82,034	82,034	112,426	Scope Program	42%	11/03/04
8829-12296	MG	Carlson Hall/Law School and Library Fire Sprinkler Sy	602,826		602,826	0	0	0	602,826	Bidding	0%	06/22/04
8905-12421	MG	Replace VFD's on Campus	635,606		635,606	13,654	0	13,654	621,952	Complete	2%	09/17/04
8804-12426	MG	KUER Radio Transmission Upgrade	28,000		28,000	28,000	0	28,000	-	Complete	100%	09/17/04
8804-12426	MG	Emergency Allocation-Electrical Distribution System	59,284		59,284	-	40,292	40,292	18,972	Subst. Complete	68%	09/27/04
Total Projects			15,274,350	260,442	15,534,792							
Total Uncommitted Budget												
			97,446									

KEY:
A - Projects From 2002-2003 Priority List
D - Projects Traded in Lieu of those on Priority List
E - Projects Added to 2002-2003 List
F - Projects Funded from Prior Years
S - State Holding Funds
U - University of Utah Holding Funds



January 7, 2005

Mr. Keith Stepan
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, UT 84114

Reference: Delegated Projects Report for the Meeting of January 26, 2005

Dear Keith:

The status report of delegated projects to the University of Utah is enclosed for the Utah State Building Board.

Please call me at 581-4493 if there are any questions.

Sincerely,

A handwritten signature in black ink that reads "Randall Funk". The signature is written in a cursive, flowing style.

Randall Funk
Interim Director, Campus Design & Construction

Enclosures

c: Mike Perez



MEMORANDUM

To: Utah State Building Board
From: Randall Funk
Date: January 10, 2005
Subject: Administrative Reports for University of Utah

The following is a summary of the administrative reports for the University of Utah:

Architect/Engineering Agreements Awarded (Page 1)

Three (3) new Design Agreements.

Construction Contracts Awarded (Page 2)

One new remodeling contract and two (2) new site improvement contracts.

Report of Contingency Reserve Fund (Page 3)

One transfer out of contingency reserve this month. Money to cover unforeseeable landscape repairs caused by Utah Corrections workers.

Report of Project Reserve Fund Activity (Page 4)

No change since last report.

Attachments

**University of Utah
Architect/Engineer Agreements
Awarded from December 17, 2004 to January 7, 2005**

Design					
Project No.	Project Name	Firm Name	Project Budget	Contract Amount	Comments
0004-12291	J.T. Kingsbury Hall Seating and Flooring Renovation	Eaton Architecture LLC	\$240,000	\$12,000	Award Date 14 December 04
0007-12156	Life Science Building 3rd Floor Remodel	Smith Hyatt Architects	\$535,640	\$46,134	Award Date 17 December 04
0853-12474	Health Profession Education Building Renovation Level 2	NJRA Architects, Inc.	\$204,000	\$14,301	Award Date 17 December 04
Programming					
Project No.	Project Name	Firm Name	Const. Budget	Contract Amount	Comments

Study					
Project No.	Project Name	Firm Name	Const. Budget	Contract Amount	Comments

**University of Utah
Construction Contracts
Awarded from December 17, 2004 to January 7, 2005**

Construction - New Space				
Project No.	Project Name	Firm Name	Design Firm	Project Budget Contract Amount Comments

Construction - Remodeling				
Project No.	Project Name	Firm Name	Design Firm	Project Budget Contract Amount Comments

0053-12480	A. Ray Olpin Union Building - Cyber Café Expansion	JC Construction Inc.	Gould Evans Associates	\$240,000 \$158,800 Award Date 3 January 05
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Construction - Site Improvement				
Project No.	Project Name	Firm Name	Design Firm	Project Budget Contract Amount Comments

8804-11610	Fort Douglas Infrastructure Improvements Phase 7	Power Electric Company	BNA Consulting Engineers II	\$1,174,030 \$189,283 Award Date 28 December 04
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8804-11672	East Campus Electrical Upgrades	Power Electric Company	James D. Graham & Associates	\$802,650 \$399,697 Award Date 28 December 04
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University Of Utah
 Report Of Contingency Reserve Fund
 For the Period of December 17, 2004 to January 10, 2005

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTALS TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS
BEGINNING BALANCE		1,224,911.28			
INCREASES TO CONTINGENCY RESERVE FUND					
DECREASES TO CONTINGENCY RESERVE FUND					
NEW CONSTRUCTION					
REMODELING					
8911-11796 Emergency Roof Repairs FY 2003 & 2004		-1,024.80			
PLANNING / OTHER					
ENDING BALANCE 01-00341-7000-05107		1,223,886.48			

University Of Utah
 Report Of Project Reserve Fund Activity
 For the Period of December 17, 2004 to January 10, 2005

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	141,120.88		
	INCREASES TO PROJECT RESERVE FUND:			
	DECREASES TO PROJECT RESERVE FUND:			

CURRENT BALANCE OF PROJECT RESERVE: 141,120.88



OFFICE OF THE VICE PRESIDENT
FOR FINANCE AND BUSINESS
1445 Old Main Hill
Logan, UT 84322-1445
(435) 797-1146
FAX: (435) 797-0710

7 January 2005

F. Keith Stepan, Director
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, Utah 84114

Dear Keith:

SUBJECT: USU Administrative Reports for 26 January 2005 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 12/15/04 to 01/07/05:

Professional Contracts, 0 contracts issued (Page 1)
No contracts issued.

Construction Contracts, 3 contracts issued (Page 2)

Item 1, Technical Support Services Renovation - In order to award the contract on this project to Bailey Construction, a transfer of \$67,829.21 is needed from the Project Reserve Fund. The major factor that contributed to the bid amount exceeding the construction budget is the world market effect of steel inflation increasing structural, mechanical, and electrical trade materials costs.

Item 2, Science Engineering Research Utility Corridor - A transfer of \$2,206.56 from the Project Reserve Fund is needed to award the bid. The actual cost of the materials needed exceeded original estimates.

Report of Contingency Reserve Fund (Page 3)

Central Plant Chiller Addition - Change orders decreased the contingency fund by \$53,102.00. These funds will assist with the purchase and installation of chillers that will increase the overall capacity for chilled water on campus.

Report of Project Reserve Fund Activity (Page 4)

Two transfers from the Project Reserve Fund were needed to award the bids on the Technical Support Services Renovation project and the Science Engineering Research Utility Corridor materials order as referenced above.

Current Delegated Projects List (Pages 5-6)

No significant changes.

Representatives from Utah State University will attend the Building Board meeting to address any questions the Board may have.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kevin C. Womack", written over a horizontal line.

Kevin C. Womack
Associate Vice President for
Business and Finance

KCW/jm

c: Darrell E. Hart
Stanley G. Kane
Brent Windley



Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Professional Contracts Awarded From 12/15/04 to 01/07/05

Contract Name	Firm Name	Budget	Fee Amount	Comments
None				
Total		\$0.00	\$0.00	

Construction Contracts

Awarded From 12/15/04 to 01/07/05

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Technical Support Services Renovation	Bailey Construction	Robert Jacoby Architect	\$564,077.79	\$631,907.00	Required \$67,829.21 from Project Reserve Fund to award contract
MISCELLANEOUS CONTRACTS					
2 Science Engineering Research Utility Corridor	Cache Valley Electric			\$19,188.42	Materials only - Required \$2,206.56 from Project Reserve Fund to award bid
3 Housing Fire and Life Safety Improvements	State Fire Sales and Service			\$11,561.00	Furnish and install fire alarm equipment at Moen Hall
Total			\$564,077.79	\$662,656.42	

Report of Contingency Reserve Fund

From 12/15/04 to 01/07/05

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$487,544.46				
INCREASES TO CONTINGENCY RESERVE FUND					
None					
DECREASES TO CONTINGENCY RESERVE FUND					
Central Plant Chiller Addition (Change orders)	(53,102.00)	(57,660.00)	9.00%	Substantial Completion	91%
Fume Hoods Biology/Natural Resources (Architect modification)	(17,960.00)	(17,960.00)	2.28%	Construction	26%
Science Engineering Research Utility Corridor (Cable/materials)	(16,981.86)	(53,320.00)	6.00%	Materials installation	40%
Water Tank Retrofit/Stabilize Reservoir (Tank repair support/ security fence)	(7,184.74)	(7,622.24)	5.02%	Complete	100%
ENDING BALANCE	\$392,315.86				

Report of Project Reserve Fund Activity

From 12/15/04 to 01/07/05

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$158,573.63		
INCREASES TO PROJECT RESERVE FUND			
None			5.00%
DECREASES TO PROJECT RESERVE FUND			
Technical Support Services Renovation Science Engineering Research Utility Corridor	(67,829.21) (2,206.56)	Amount needed to award contract Amount needed to award bid	12.02% 12.99%
ENDING BALANCE	\$88,537.86		

Current Delegated Projects List 01/07/05

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A08045	Guard Rails/Hand Rails	Substantial Completion	\$239,391
A08051	Fume Hoods Biology/Natural Resources	Partial Completion/Design	905,000
A08080	Transformer/High Voltage Distribution Line/Water System (2001 Utility Upgrade)	Partial Completion	990,000
A08052	Campus Air Conditioning Phase II	Substantial Completion	500,035
A07975	Housing Fire and Life Safety Improvements	Partial Completion/Design	2,500,287 *
A08066	Veterinary Science Electrical/Mechanical Upgrade	Substantial Completion	388,174
A08082	Fine Arts Visual Fire Alarm/Generator Upgrade	Substantial Completion	194,732
A12309	Campus Safety Lighting 2-3	Partial Construction	377,000
	Electrical Cabling from North Sub-Station	Pending	200,000
A07997	Campus Fiber Optic Enhancements	Substantial Completion	800,049
A08081	Water Tank Retrofit/Stabilize Reservoir	Complete	184,412
A08084	Water Lab Fire Alarm Upgrade	Substantial Completion	116,266
A08067	Athletic Locker Room/Office Facility	Project on Hold Pending Funding	33,412
A08063	Lab Animal Research Center Addition	Substantial Completion	297,691
A08029	Technical Support Services Renovation	Construction	759,766
A08088	Tunnel Extension - Edith Bowen Area	Partial Construction	1,000,000
A08071	Central Plant Chiller Addition (Natural Resources & Spectrum)	Substantial Completion	2,394,799
A08089	Buried Natural Gas Pipe Replacement	Substantial Completion	100,000
A11546	Steam/Condensate Pipe Replacement	Substantial Completion	320,000
A08086	Nutrition & Food Science Fire Alarm Upgrade	Substantial Completion	123,163
A08085	Lundberg Fire Escape	Design	50,000
A08087	New Well	Study	350,000
A11539	Veterinary Science Fire Pumps/Generator	Design	350,000
A08000	Inside Wiring Phase I	Substantial Completion	1,835,000
A11548	CPD Fire Alarm Upgrade	Design	165,841
A08072	Recital Hall	Construction	12,477,606 *
A11534	University Inn Renovation	Construction	719,825
	Brigham City Campus Remodel	Pending	1,043,732 *
A11545	Romney Stadium Turf	Substantial Completion	750,042
A08073	HPER Upgrades (Floors, A/C, Locks, Fire Alarms)	Partial Completion/Design	1,040,719
A11535	Lund Hall Chiller Replacement	Substantial Completion	79,382
A11542	Central Energy Plant Electrical Upgrade	Substantial Completion	350,000

A11543	Central Energy Plant Chillers	Substantial Completion	600,000
A11544	Art Barn Electrical Upgrade	Design	20,000
	Agricultural Science Electrical Upgrade	Pending	100,000
A11554	Science Engineering Research Utility Corridor	Materials Installation/DFCM	1,000,000
	Education Overhead Fire Doors Replacement	Pending	80,000
	Veterinary Science Fume Hood Upgrades	Pending	500,000
A11540	Nelson Fieldhouse Mezzanine	Substantial Completion	638,454
A07953	Spectrum Floor Replacement	Construction	86,029
A08001	Inside Wiring Phase II	Construction	415,000
A12107	SCADA High Voltage Controls	Construction	335,875
LIFE SAFETY (STATEWIDE)			
A08041	Ag Science Elevator/Communications	Construction	126,623
PAVING (STATEWIDE)			
A08076	North Campus (Originally A-2 Parking Lot Overlay)		
A08076	900 East Rebuild	Construction	60,000
A08076	Miscellaneous Paving	Pending	64,600
		Pending	16,180
ROOFING (STATEWIDE)			
A08028	Miscellaneous Roofing	Pending	43,539
ENERGY & WATER CONSERVATION (STATEWIDE)			
A08056	UWRL Lighting/Occupancy	In-house Installation	112,000
A11547	Insulate Condensate Lines	Partial Completion	200,000
TOTAL (49)			
			<u>\$36,034,624</u>

* Project management delegated to USU.



Jon. M. Huntsman, Jr.
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 26, 2005
Subject: **Administrative Reports for DFCM**

The following is a summary of the administrative reports for DFCM.

Lease Report (Page 1)

New Leases, Item #4

This is a new location (build to suit) and an increase in space to accommodate combining the Bountiful program with part of the North Davis County program. The old leased facility is inside the Bountiful City RDA development and will be demolished as soon as the State program is relocated.

Architect/Engineering Agreements Awarded, 9 Agreements Issued (Page 2)

No significant Items.

Construction Contracts Awarded, 12 Contracts Issued (Page 3)

Item 4, Veterans Nursing Home Hot Water Temperature Control Repairs

This contract was awarded on a sole source basis as an emergency repair. KOCH was the original installer of the equipment and is currently on site for other work at the facility.

Item 5, Tooele Third District & Juvenile Court Facility

This is a CM/GC agreement, with the initial agreement only including preconstruction services. The balance of the construction costs will be added by change orders.

Item 9, USU Engineering Lab Renovation

This is a CM/GC agreement, with the initial agreement only including preconstruction services. The balance of the construction costs will be added by change orders.

Report of Contingency Reserve Fund (Page 4)

Increases

The funding increases are the budgeted contingency for these two projects that had recent developed budgets. The other increases are the result of decrease change orders/modifications.

Decreases, New Construction

USU New Merrill Library

This transfer covers construction change orders #8 and #9 for error and omission issues with the design drawings, as well as lighting and communication issues in the utility tunnel. It also covers design modification #7 for design services for the fire alarm replacement in the Cazier Library.

Decreases, Remodeling

SPRY Agriculture Building VAV Box Upgrade

This transfer is for construction change order #1 for unknown condition to replace all the duct actuators in the building rather than only the worn or not working ones as identified in the RFP. This allows for a more efficient system. Also scope changes for adding a supply air temperature sensor, supply air valves, and a hot water valve actuator.

Report of Contingency Reserve Fund Continued (Page 4)

Decreases, Remodeling

State Developmental Center Willowcreek Building Remodel

Change order #13 is for various omissions and unknowns for the dishwasher drainage system, removal of existing light fixtures whose boxes were much larger than anticipated, and the moving all existing smoke detectors to walls with solid blocking.

Report of Project Reserve Fund Activity (Page 5)

Increases

These items reflect savings on projects that were transferred to Project Reserve per statute.

Decreases

UVSC Vineyard School Remodel – additional funds to award construction contract required due to building materials price increases and the need to upgrade the mechanical system.

The three ABC Store transfers are to return funds previously transferred to Project Reserve, to complete those projects. Other transfers are to cover contract awards over budget.

Statewide Planning Fund (Page 6)

New project for developing facility standards for Department of Corrections Facilities requests.

Emergency Fund Report (Page 7)

The decrease is to fund some emergency repairs on the Veterans Nursing Home hot water temperature controls.

Note: DFCM Performance Report

DFCM has prepared a report on its performance and will review this with the Board. The report will be distributed at the meeting.

FKS:DDW:sll

Attachment

LEASE REPORT From 12/14/2004 to 1/7/05

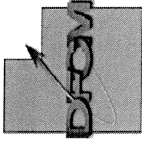
No	Agency/Location	Services	Space Type	Lease Term	Square Feet Old New	Cost/Sq. Ft. Old New	Comment
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NEW LEASES

1.	Environmental Quality Air Quality, Amalga	N/A	Air Monitor Station	5 Yrs.	500	\$ 1.20	New Air Monitor Station.
2.	Environmental Quality Air Quality, Hyrum	N/A	Air Monitor Station	5 Yrs.	400	\$ -0-	New Air Monitor Station.
3.	Environmental Quality Air Quality, Syracuse	N/A	Air/Monitor Station	5 Yrs.	560	\$ -0-	New Air Monitor Station.
4.	Human Services DCFS/DSPD, Bountiful	Full	Office	5 Yrs.	3,136 6,800	\$16.18 \$20.70	New location to accommodate program consolidation and growth at current market rate.

AMENDMENTS

1.	Human Services, Child & Family Services Bountiful	Full	Office	3 Mos.	3,136 3,136	\$16.18 \$16.18	Short term renewal.
2.	Human Services DSPD, Park City	Net	Office	1 Yr.	261 997	\$25.00 \$15.65	Renewal, rate and square footage changes reflect changing from office suite lease to regular office lease.
3.	Workforce Services Richfield	Net	Parking	3 Yrs.	6,400 6,400	\$.027 \$.029	Parking lease renewal at market.



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 12/16/2004 To 1/7/2005

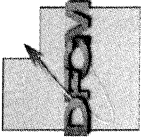
Design

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 USU	ROMNEY STADIUM RENOVATION/EXPANSION PHASE 1	BAUER GROUP ARCHITECTS LTD	DESIGN	\$115,000.00	\$110,500.00
2 DWS	NEW LOGAN EMPLOYMENT CENTER	ARCHITECTURAL NEXUS	DESIGN	\$165,825.00	\$170,625.00
3 CEU	SAN JUAN LIBRARY & HEALTH SCIENCE BUILDING	GILLIES STRANSKY BREMS SMITH	DESIGN	\$365,625.00	\$355,625.00
4 WSU	LIBRARY RENOVATION	ARCHITECTURAL NEXUS	DESIGN	\$86,000.00	\$85,215.00
5 WSU	WSU CENTRAL HTG PLANT BOILER CONTROLS UPGRADE	SPECTRUM ENGINEERS INC	DESIGN	\$15,010.00	\$9,380.00
6 DRAPR FAC	DRAPER PRISON VOCATIONAL TRAINING CENTER	AJC ARCHITECTS	DESIGN	\$50,000.00	\$50,000.00

Miscellaneous Services

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
7 HEALTH	FRASER LAB INDOOR AIR QUALITY TESTING/REPORTING	IHI ENVIRONMENTAL	STUDY	\$14,000.00	\$13,743.82
8 CEU	CEU SAN JUAN CAMPUS 3 BLDGS HAZMAT SURVEY/ASMT	IHI ENVIRONMENTAL	HAZ MAT CONSULT	\$10,500.00	\$10,440.00
9 HEALTH	OME/FRASER LAB HVAC/CONTROLS UPGRADE STUDY	WHW ENGINEERING INC	STUDY	\$14,400.00	\$14,330.00

End of Report



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 12/16/2004 To 1/7/2005

Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 COURTS	OREM DISTRICT & JUVENILE COURTS HVAC UPGRADE	KOH MECHANICAL CONTRACTORS INC	Const Remodel	\$199,115.00	\$154,195.00
2 BCI	TAYLORSVILLE BCI CAMERA SYSTEM UPGRADES	WASATCH CONTROL SYSTEMS LLC	Const Remodel	\$21,000.00	\$20,747.00
3 UVSC	VINEYARD ELEMENTARY SCHOOL REMODEL & CHARTER SCHOOL TRAILER REMODEL	GARFF CONSTRUCTION CORP	Const Remodel	\$1,437,000.00	\$1,437,000.00
4 NG	VETERANS NURSING HOME HOT WATER TEMPERATURE CNTRL RPRS	KOCH, INC.	Const Remodel	\$9,000.00	\$8,564.00
5 COURTS	TOOELE THIRD DISTRICT & JUVENILE COURT BLDG CM/GC	LAYTON CONSTRUCTION COMPANY	Const New Space	\$7,288,700.00	\$26,000.00
6 COURTS	PROVO COURTS MISC WALL COVERING IMPROVEMENTS	PROFESSIONAL PAINTING INC	Const Remodel	\$10,000.00	\$9,116.16
7 WSU	WSU CHILLED WATER LINE RPLCMNT MECH TUNNEL LIGHTING	L&L ASSOCIATES, INCORPORATED	Const Remodel	\$9,000.00	\$8,950.00
8 COURTS	RICHFIELD COURTS BUILDING VAV CONTROLS REPLACEMENT	WASATCH CONTROL SYSTEMS LLC	Const Remodel	\$53,000.00	\$21,540.36
9 USU	ENGINEERING LAB RENOVATION - CM/GC	GRAMOLL CONSTRUCTION COMPANY	Const Remodel	\$10,600,000.00	\$56,000.00
10 DFCM	HEBER WELLS BLDG COMPRESSOR REPLACEMENT	MHI SERVICES, INC.	Const Remodel	\$29,000.00	\$28,933.20

Miscellaneous Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
11 STORES	MOAB ABC STORE #27 CONCRETE REPAIRS	STRAIGHTLINE CONTRACTING INC	Paving	\$36,270.00	\$25,185.00
12 CEU	CEU BDAC SHOWER REPAIRS MOLD REMEDIATION	ENVIRONMENTAL ABATEMENT INC	Haz Mat Const	\$7,774.00	\$9,600.00

End of Report

DFCM

Feb-05

REPORT OF CONTINGENCY RESERVE FUND

	PROJECT TITLE	GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
	BEGINNING BALANCE	8,191,970.82	(3,793.08)				
	<u>INCREASES TO CONTINGENCY RESERVE FUND</u>						
	<u>FUNDING</u>						
03128	UVSC	102,382.00	-	-	0.00%	Design	3%
00079	DFCM	64,254.67	-	-	0.00%	Pending	0%
	<u>OTHER INCREASES</u>						
96151	Parks & Rec	5,054.89	-	125,486.91	2.14%	Complete	100%
03179	DWS	1,940.50	-	35,406.46	23.42%	Complete	100%
04103	Fairpark	20.00	-	2,418.00	13.27%	Complete	100%
03198	UDOT	0.08	-	17,310.93	11.10%	Complete	100%
	<u>DECREASES TO CONTINGENCY RESERVE FUND</u>						
	<u>NEW CONSTRUCTION</u>						
02029	USU	(86,133.00)	-	183,601.00	0.56%	Construction	52%
96188	Archives	(15,408.78)	-	310,733.78	2.76%	Construction	56%
02042	U OF U	(9,752.96)	-	147,387.08	0.52%	Construction	64%
	<u>REMODELING</u>						
04104	Agriculture	(15,225.00)	-	15,225.00	12.95%	Construction	53%
03037	DEQ	(14,975.00)	-	14,975.00	4.30%	Construction	65%
04146	Human Services	(13,554.37)	-	13,554.37	1.01%	Construction	3%
03079	Human Services	(9,542.00)	-	164,400.50	13.12%	Complete	100%
04040	O/W ATC	(5,005.60)	-	5,005.60	4.26%	Pending	0%
03062	Health	(4,588.20)	-	7,132.52	9.47%	Construction	68%
03211	DFCM	(1,751.93)	-	1,751.93	1.09%	Construction	51%
04165	Fairpark	(1,302.52)	-	2,488.22	11.31%	Complete	100%
04109	Education	(995.52)	-	995.52	5.04%	Pending	0%
04144	UNG	(825.99)	-	1,775.99	2.33%	Construction	86%
04038	Health	(600.00)	-	600.00	0.10%	Construction	31%
04133	WSU	(494.26)	-	494.26	0.65%	Design	1%
04072	Dixie College	(140.00)	-	140.00	0.14%	Construction	95%
	TOTAL	8,185,327.83	(3,793.08)				

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

REPORT OF PROJECT RESERVE FUNDS ACTIVITY

PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Feb-05	
				% of	Constr.
					Budget
<u>BEGINNING BALANCE</u>	<u>2,752,021</u>	<u>39,449</u>			
<u>INCREASES TO PROJECT RESERVE FUND:</u>					
DJJ Canyonlands Youth Facility	118,320.26		To Close Project		2.36%
State Hospital Water Pipeline	74,126.88		Balance of Construction, Survey & Insurance Bu		6.71%
Ogden Regional Ctr Fire Alarm Upgrade	66,977.26		Balance of Construction Budget		41.67%
Children With Special Needs Clinic	10,160.38		Project Residual		0.12%
USDC Central Chiller Replacement	2,870.80		Balance of Inspection, Testing & Insurance Budg		0.72%
Ogden Juv Court Chiller Replacement	2,845.63		Balance of Inspection & Insurance Budgets		1.05%
WSU Soil Remediation & Walkway Replacement	418.97		Balance of Inspection & Insurance Budgets		0.20%
<u>DECREASES TO PROJECT RESERVE FUND:</u>					
UVSC Vinyard School Remodel Design	(251,000.00)		To Award Construction Contract		17.23%
OWATC Cosmetology Bldg HVAC Upgrade	(33,432.00)		To Award Construction Contract		28.42%
ABC Store #21 ADA/Tile/Lighting	(21,337.00)		Return To Project Closed In Error		78.73%
OWATC Childrens Sch HVAC Upgrade	(19,589.00)		To Award Construction Contract		18.25%
ABC Store #24 Ext Lighting/Rooftop Unit	(10,196.00)		Return To Project Closed In Error		50.14%
ABC Store #24 Lighting/Tile	(6,924.00)		Return To Project Closed In Error		43.01%
<u>Ending Balance</u>	<u>2,685,263</u>	<u>39,449</u>			

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

STATEWIDE PLANNING FUND

\$350,000

Feb-05

INSTITUTION/ AGENCY	PROJECT NUMBER	PROJECT TITLE	AMOUNT
Southern Utah University	93177730	Shakespeare Expansion and Planning	5,950
Snow College	02273700	Master Plan	25,000
Dixie College/SLCC	03047640	Health Sciences Bldgs Programming	50,000
Corrections	04258100	Dept. of Corrections Facility Standards	18,000
PLANNING FUND UNENCUMBERED BALANCE			\$251,050

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

EMERGENCY FUND REPORT

Feb-05

BEGINNING BALANCE:

\$194,310

INCREASES TO EMERGENCY FUND:

DECREASES TO EMERGENCY FUND:

Veterans Nursing Home Hot Water Temperature Controls Repairs

(8,564.00)

ENDING BALANCE OF EMERGENCY FUND

\$185,746